

2004-0987 – 707 East Homestead Road

**PLANNING COMMISSION DRAFT MINUTES OF 02/28/05**

**2004-0987 – Dubrovnik Associates** [Applicant/Owner]: Application for related proposals on a 32,993 square-foot site located at **707 East Homestead Road** in an R-2 (Low-Medium Density Residential) Zoning District.(Mitigated Negative Declaration) (APN: 309-46-033) KD; **(Also to City Council on 03/22/05)**

- Rezone from R-2 (Low-Medium Density Residential) to R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District,
- Special Development Permit to construct eight single-family homes, and
- Tentative Map to subdivide one lot into eight lots and two common lots.

**Andrew Miner**, Project Planner, on behalf of Kelly Diekmann and Steve Lynch, presented the staff report. He summarized the proposed application highlighting the use, site layout and architecture. He noted that the Mitigated Negative Declaration prepared for the project included mitigations only for Noise and not for Air Quality, Aesthetics, Transportation and Traffic and, Cultural Resources as stated in the staff report. Staff did not receive any comments from residents in the area. Staff was able to make the required Findings and recommended approval of the Rezone, Special Development Permit and Tentative Map.

Comm. Simons referred to condition #4A3 regarding foam accents. He felt that the use of foam was quite common and asked staff if that referred to what used to be cast elements and now used on homes and businesses. Ms. Trudi Ryan, Planning Officer, responded that using foam has become popular however, through experience they have noticed that it does not weather very elegantly and therefore suggested that it be used more minimally.

Comm. Klein referred to condition #9D regarding tree preservation. He asked staff if the applicant can provide their own arborist to define what protected trees are or if that is done by the City Arborist specifically. Ms. Ryan responded that typically the Tree Protection Plan is prepared by the consulting arborist and then reviewed by City staff.

Chair Moylan referred to the Project Data Table located on page 3 and confirmed with staff the left and right side setbacks. He then confirmed with staff that the two-foot deviation proposed was in the combined side yard setback. Staff agreed.

**Chair Moylan opened the public hearing.**

**George Gerra**, applicant, stated that after working closely with staff the proposed plan was favored by everyone. He stated that they approached neighbors within 300-feet of the project and showed them a copy of the plans. He added that no negative calls were received from the neighbors within 300-feet of the project. Mr. Gerra stated that they proposed detached single-family homes to match the surrounding neighborhood. He then commented on the on-street parking and side loading garages.

Chair Moylan referred to the comments heard in the Study Session regarding side-yard setbacks of the interior units. He asked Mr. Gerra on what basis did he feel that the setback from Homestead Road and Londonderry Drive was more important which pushed the units in to have a deviation of the setbacks in the interior. Mr. Gerra responded that they felt it was in keeping with the neighborhood and tried to create the homes fronting Homestead Road and Londonderry Drive look more like the existing neighborhood.

**Chair Moylan closed the public hearing.**

Ms. Ryan added to the discussion of the setbacks on Homestead Road and Londonderry Drive and noted that it was not mentioned in the staff report that even though there may be a few feet to work with the closer you get to both streets the closer you get to the existing trees that are being preserved.

Chair Moylan asked staff if there are 2-feet of flexibility in each direction. Staff responded that it is possible to move forward 2-feet but to keep in mind the protection of the trees.

Vice Chair Hungerford clarified that the proposal was to have the new homes setback from Londonderry Drive and Homestead Road to the same number of feet as the existing homes. Staff stated that in general the homes are setback a standard amount where the homes on Londonderry Drive and Homestead Road will be crowding the street a little more than the other homes would be.

Chair Moylan commented on the variation of street widths on Homestead Road and asked staff how big the variations and width on Homestead Road were. Staff was not aware of that information.

Comm. Simons referred to condition #8G regarding landscaping and asked staff if the City Arborist reviews the tree selection. Ms. Ryan responded that typically they ask for the arborist review on all landscaping plans.

**Vice Chair Hungerford made a motion on Item 2004-0987 to adopt the Negative Declaration and introduce an Ordinance to Rezone the site from R-2 to R-2/PD and approve the Special Development Permit and Tentative Map with attached Conditions. Comm. Klein seconded.**

Vice Chair Hungerford stated that he felt the project was well designed, promotes the goal of home ownership and single-family homes and is consistent with the neighborhood. He felt that the applicant worked well with staff to put together a good project.

Comm. Klein stated that one of the things he liked about the project was that it tries to maintain the street presence. He applauded the applicant for trying to maintain the look of the surrounding community and trying to make the best use of the land.

Chair Moylan offered a friendly amendment to move the project 4-feet closer to Homestead Road to increase the project's side-yard setback (without interfering with the trees). He added that this would sacrifice some of the setbacks to Homestead Road and add to the setbacks between the units. Accepted by the maker.

Chair Moylan added that he thinks the design of the site is very clever and liked the project a lot. He stated that he felt that the most important setbacks are the ones that keep people away from each other. He felt it would be a good project.

**Final Motion:**

Vice Chair Hungerford made a motion on Item 2004-0987 to adopt the Negative Declaration and introduce an Ordinance to Rezone the site from R-2 to R-2/PD and approve the Special Development Permit and Tentative Map with attached Conditions with a modification to move the project 4-feet closer to Homestead Road to increase the project's side-yard setback (without interfering with the trees). Comm. Klein seconded.

Motion carried 6-0 with Comm. Fussell absent.

Ms. Ryan stated that the item would be forwarded to the City Council with the Planning Commission recommendation for their meeting of March 22, 2005.